

Adopted at Meeting of 10/21/76

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON SECOND AMENDMENT TO THE APPLICATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE FORMATION OF VIVIENDAS ASSOCIATES.

The "Application for Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of The Acts of 1960 and for Consent to The Formation of Vivienidas Associates" was adopted by the Boston Redevelopment Authority in its Report and Decision on the said Application, which Report and Decision was approved by the Authority on August 15, 1974, and approved by His Honor, the Mayor of the City of Boston, on August 26, 1974, and amended by the Report and Decision on the First Amendment To The Application For Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and For Consent to The Formation of Vivienidas Associates", which Amendment was adopted by the Authority on May 1, 1975, and approved by His Honor, the Mayor of the City of Boston on June 10, 1975.

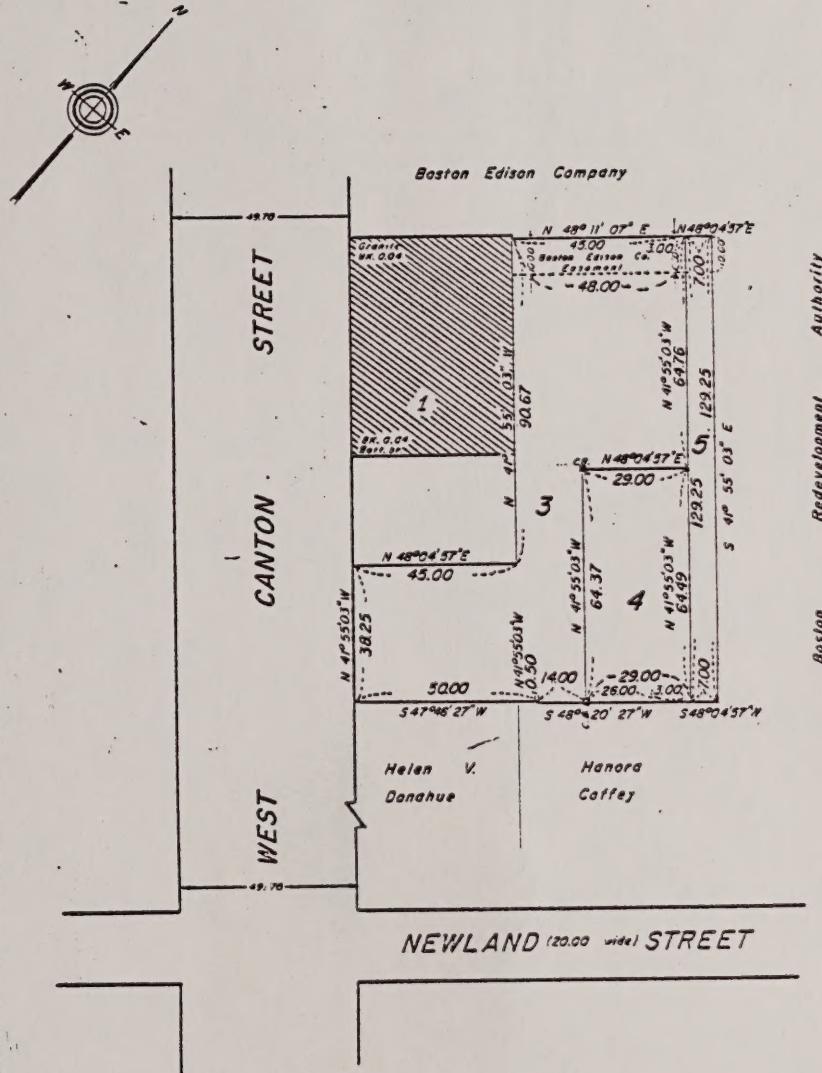
The Second Amendment to the aforementioned Application requests that paragraph one and paragraph three (which is set out in Exhibit A,) of the Application be amended. The Authority is satisfied that the proposed Amendment to the Application is minor in nature, and do not substantially or materially alter or affect the Application, or the Project proposed therein, and therefore do not require a public hearing.

Accordingly, the Application, as amended and the Authority's Report and Decision thereon, as amended, are hereby further amended as follows:

1. Paragraph one of the Application, as amended, is amended to provide that the general partners of Vivienidas Associates are E.T.C. Developers, Inc., a Massachusetts corporation, as managing general partner, and CBI-Oxford South End Company, a Massachusetts general partnership, and Security Properties-'75, a Washington general partnership, as additional general partners.
2. Paragraph three of the Application is amended to include within the Project Area that parcel of land on West Canton Street in Boston shown as Lot No. 3 on a plan entitled "Subdivision Plan" prepared by Yunits Engineering Co., Inc., dated October 2, 1972, filed in the Land Registration Office as Plan No. 23065-C.

The Authority hereby approves the "Second Amendment to the Application for Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to the Formation of Vivienidas Associates" and hereby consents to the Amendment to the Application and Report and Decision thereon.

SUBDIVISION PLAN OF LAND IN BOSTON
Yunits Engineering Co. Inc., Surveyors
October 2, 1972

23065^C

Subdivision of Lot 2
Shown on Plan 23065^B
Filed with Cert. of Title No. 83283
Registry District of Suffolk County

Separate certificates of title may be issued for land
shown hereon as Lots 1, 4 and 5
By the Court.

DEC 26, 1972

Margaret M. Daly
Recorder.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
NOV. 28, 1972
Scale of this plan 30 feet to an inch
R.L. Woodbury, Engineer

Parcel shown on Land Court Plan No. 23065-C:

Beginning at a point on the Northeasterly sideline of West Canton Street, said point being N 41°-55'-03" W 63.29 feet from the point of intersection of said Northeasterly sideline of West Canton Street and the Northwesterly sideline of Newland Street;

Thence running N 41°-55'-03" W along the Northeasterly sideline of West Canton St. 38.25 feet;

Thence turning and running N 48°-04'-57" E by Land now or formerly of the Boston Edison Company 45.00 feet;

Thence turning and running N 41°-55'-03" W by Land now or formerly of the Boston Edison Company 90.67 feet;

Thence turning and running N 48°-11'-07" E by Land now or formerly of the Boston Redevelopment Authority 45.00 feet;

Thence turning and running N 48°-04'-57" E by Land now or formerly of the Boston Redevelopment Authority 3.00 feet;

Thence turning and running S 41°-55'-03" E by Land now or formerly of the Boston Housing Authority 64.76 feet;

Thence turning and running S 48°-04'-57" W by Land now or formerly of the Boston Housing Authority 29.00 feet;

Thence turning and running S 41°-55'-03" E by Land now or formerly of the Boston Housing Authority 64.37 feet;

Thence turning and running S 48°-20'-27" W by Land now or formerly of Hanora Coffey 14.00 feet;

Thence turning and running N 41°-55'-03" W by Land now or formerly of Hanora Coffey 0.50 feet;

Thence turning and running S 47°-46'-27" W by Land now or formerly of Hanora Coffey and Land now or formerly of Helen V. Donahue 50.00 feet to the point of beginning.

Said parcel is a registered land parcel shown as lot no. 3 on a plan entitled "SUBDIVISION PLAN OF LAND IN BOSTON" prepared by Yunits Engineering Co. Inc., Surveyors, dated October 2, 1972 filed in the Land Registration Office as Plan No. 23065-C.

Said parcel is conveyed subject to all matters set forth in instrument filed and registered as Document No. 310645.

TABLED: October 7, 1976
RESUBMITTED: October 21, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REPORT AND DECISION ON SECOND AMENDMENT TO THE APPLICATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE FORMATION OF VIVIENDAS ASSOCIATES.

On August 15, 1974, the Authority voted to adopt a Report and Decision under Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960 and consented to the formation of Viviendas Associates as a 121A Limited Partnership. This project presently consists of approximately 181 units of low and moderate income housing contained in one six-story building and the structures comprised of attached three and four-story townhouses, all of which are located on parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5, 19A-6(a) and 19A-6(b) in the South End Urban Renewal Area.

On May 1, 1975, the Authority approved the First Amendment to the 121A Application of Viviendas Associates, providing for a substitution of general partners.

The Applicants have diligently sought to finalize the breakdown of its general partner's interest, and are before the Authority requesting an additional modification with respect to its general partners. E.T.C. Developers, Inc. has been and still is the managing general partner of Viviendas Associates assuring the Authority of continuity in the progress of the project. The proposed Second Amendment would make CBI-Oxford South End Company, a Massachusetts general partnership, and Security Properties-'75, a Washington general partnership, the other general partners.

The applicants further request that the dimensions of the project area be expanded to include an additional parcel of land which connects parcels 19A-6(a) and 19A-6(b) and which the applicants acquired from E.T.C. Developers, Inc. The parcel is registered land and is shown as Lot 3 on Land Court Plan No. 23065-C, a copy of which, with corresponding metes and bounds is attached hereto.

In the opinion of the Chief General Counsel this amendment does not represent a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Report and Decision approving the Second Amendment to said Application.

An appropriate Vote follows.

Attachment

VOTED: That the Document presented at this meeting entitled "Report and Decision on the Second Amendment to the Application for Authorization and Approval of a Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to the Formation of Viviendas Associates" be and hereby is adopted.

